



9th Floor – City Hall
 300 Monroe Ave NW
 Grand Rapids, MI 49503
 616-456-3431

December 17, 2015

Mr. Matthew Didier
 77 West Jackson Boulevard
 Mail Code SE-7J
 Chicago, IL 60604-3507

Re: FY2016 Brownfields Assessment Grant Proposal
 \$300,000 U.S. EPA Hazardous Substances and Petroleum Assessment Grant
 City of Grand Rapids Brownfield Redevelopment Authority

Dear Mr. Didier:

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) is submitting the enclosed application for a Community-Wide EPA Assessment Grant in the amount of \$300,000, with \$200,000 for Hazardous Substances and \$100,000 for Petroleum. The GRBRA has effectively utilized its existing Assessment Grant (FY2014; \$400,000); however, the funds have been depleted and more work needs to be done in the City's disadvantaged neighborhoods, specifically in the Southtown and the Grand River Corridors where brownfields disproportionately affect the health, welfare, economic, and environmental well-being of residents, and where significant opportunities exist to assess, cleanup and redevelop brownfields to provide social, environmental and economic benefits to the community. Additional assessment funding will allow the GRBRA to continue its successful brownfield redevelopment efforts to revitalize the community.

The City of Grand Rapids is Michigan's second largest city, located in western Michigan. The Grand River flows south through the City's downtown, meandering southwest to Lake Michigan. At its peak, the City earned the distinction "Furniture Capital of the World." The City rode the wave of its industrial success until the 1970s when manufacturing began to crumble. Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations. In the City's disadvantaged neighborhoods targeted by this project, the poverty rates range from 27.3% to 49.8%, well above the nation at 15.4% (*U.S. Census Bureau, 2008-2012 American Community Survey*), and the percentage of minorities range from 37.9% to 88.6% compared to 26% for the nation (*2010 U.S. Census data*). The City continues to transform its operations in order to come into alignment with a slowly stabilizing but much declined budget. State revenue sharing decreases, property value decline, and a smaller local taxable income base have impacted the City's three main sources of revenue; as a result, the City must find ways to continue to provide essential services with fewer resources.

Three plans provide the framework for the Assessment Grant Project: GR Forward, the Michigan Street Corridor Plan and the Southtown Corridor Improvement Authority Tax Increment and Development Plan. Together, these plans discuss the City and community's commitment to the Livability Principles adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development (HUD), and to equitable and sustainable development. The plans prioritize projects that deliver triple bottom line results (e.g. economic, environmental and social impacts) to help the community move forward in alignment with these principles. The major project envisioned by the GR Forward plan

is the restoration of the Grand River as it runs through Downtown Grand Rapids. The City's namesake river has been modified over the years with several dams and miles of floodwalls. While necessary for commerce at the time, these controls are no longer necessary and the community now envisions a river with increased recreational opportunities, improved ecological conditions, and a river that is an economic driver by luring both residents and visitors to the downtown. This project is included in both the Michigan Street Corridor Plan, which was funded through a HUD **Partnership for Sustainable Communities Grant**, and has since been identified as a pilot project under the **Federal Urban Waters Partnership**. The EPA Assessment Grant project will move the City one step closer to achieving this monumental project.

The application identifies priority sites within the Southtown and River Corridor that have high potential for redevelopment, and will contribute to the goals of the City's plans. The use of the Assessment Grant will assist in addressing the health and welfare of residents in disadvantaged neighborhoods, promote economic growth, protect and expand parks/greenspace, further restore the Grand River, support reuse of existing infrastructure, and promote sustainable development.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: City of Grand Rapids Brownfield Redevelopment Authority, 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3431
- b. Dun and Bradstreet (DUNS): 07-851-1137
- c. Funding Requested:
 - i. Grant type: Assessment
 - ii. Federal Funds Requested: \$300,000 (no waiver requested)
 - iii. Contamination: Hazardous Substances (\$200,000) and Petroleum (\$100,000)
 - iv. Community-wide
- d. Location: City of Grand Rapids, Kent County, Michigan
- e. Contacts:
 - i. **Project Director:** Mr. Jonathan Klooster, Economic Development Coordinator with the City's Economic Development Office, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3462; E-mail: jklooster@grand-rapids.mi.us
 - ii. **Executive Director:** Ms. Kara L. Wood, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3431; E-mail: kwood@grcity.us
- f. Date Submitted: December 17, 2015
- g. Project Period: Three years
- h. Population: 188,040 (2010 Census)
- i. Regional Priorities/Other Factors: Attached

Very truly yours,



Ms. Kara L. Wood
Executive Director
City of Grand Rapids Brownfield Redevelopment Authority

Distribution: Ms. Deborah Orr, EPA Region 5 (1 pc)

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Grand Rapids Brownfield Redevelopment Authority

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): 8-9 ; 2 ; 15 ("Leveraged Public Funds" now in table)

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments. (X)	Page 7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. (X)	Page 8 Attachment 4
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	(X) Yes, Documentation Attached on Next Page.
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**FY2016 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT
GRANT APPLICATION
CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY**

1. Community Need

a. Targeted Community and Brownfields:

(i) Targeted Community Description: The City of Grand Rapids (the City), located in Kent County, is the second largest city in the state of Michigan, encompassing an area of 44.6 square miles with an estimated population of 188,040 (2010 U.S. Census Bureau). At its peak, the City developed on the banks of the Grand River, and was home to nearly 100 furniture companies, and eventually earned the distinction, "Furniture Capital of the World." During the 1970s, local manufacturers began downsizing, leaving behind hundreds of brownfields. This trend continued in the 1980s and 1990s as the local economy reacted and adjusted to national and global market pressures. More recently, manufacturers have responded to global labor cost concerns by relocating their long-established Grand Rapids plants to other states, or even other countries, compounding the number of brownfields with vacant, dilapidated buildings and/or long-term environmental impacts in our most disadvantaged communities. The GRBRA is applying for this Assessment Grant to conduct assessment activities in the City's targeted communities to continue to address the disproportionate effects these brownfields have on the health, welfare, economic, and environmental well-being of residents. While the City becomes increasingly diverse, its minority and disadvantaged populations remain disproportionately impacted by brownfields. The GRBRA's project will focus on priority brownfields sites located in disproportionately impacted neighborhoods in two target corridors: the River Corridor and the Southtown Corridor. The GRBRA will partner with the City to coordinate the Assessment Grant funds with other local, state, and federal funds being directed to redevelopment projects in the targeted corridors to close funding gaps.

(ii) Demographic Information: As shown in the table below, the targeted communities have substantially higher numbers of low-income, sensitive populations (minorities and children) than the rest of the City. The poverty rate and income disparity in the targeted communities approaches and/or exceeds twice the state and national averages. The economic effects of brownfields on the City and its targeted communities are discussed in Section 1.c.(ii).

	Grand Rapids	Kent County	Michigan	National
Population ¹	188,040	602,622	9,883,640	308,745,538
Unemployment ²	8.8%	7.0%	7.8%	6.2%
Poverty Rate ²	26.8%	15.5%	16.8%	15.4%
Percent Minority ¹	30.7%	17.6%	20.7%	26.0%
Median Household Income ²	\$39,227	\$51,667	\$48,411	\$53,046
African American ²	20.7%	9.6%	14.0%	12.6%
Hispanic ²	16.0%	9.8%	4.5%	16.6%
Children ²	24.9%	25.9%	23.3%	23.7%

	Targeted Communities		
	River Corridor		Southtown Corridor
	Heartside Neighborhood	Belknap Lookout Neighborhood	SECA Neighborhood
Population ³	2,939	4,259	4,901
Poverty Rate ⁴	49.8%	27.3%	41.2%
Percent Minority ³	37.9%	43.6%	88.6%
Median Household Income ⁵	\$13,148	\$28,978	\$24,925
African American ³	24.1%	22.0%	55.0%
Hispanic ³	7.5%	14.4%	28.8%
Children ³	6.0%	26.5%	35.9%

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov>

² Data from the American Community Survey 2009-2013 5-Year Estimates and is available at factfinder.census.gov

³ Data is from Community Research Institute at www.cridata.org using ESRI 2010 estimates

⁴ Data from American Community Survey 2005-2009 5-Year Estimates and is available at factfinder.census.gov

⁵ Data from ESRI 2015 Estimates

(iii) Description of Brownfields: According to Michigan Department of Environmental Quality (MDEQ) records and a city-wide reconnaissance, over 500 brownfields are present in the City. The environmental impacts caused

by brownfields are real, and are obvious when reviewing the poor health and economic statistics for the City's most heavily impacted communities (above). For this reason, the GRBRA will focus on priority brownfields sites located in disproportionately impacted neighborhoods in two corridors: the River Corridor and the Southtown Corridor. EPA Assessment Grant funds will be **coordinated with other public funding sources** associated with multiple in-progress community plans to address the environmental and economic disparities that brownfields in these neighborhoods foment. The following summary of target communities illustrates typical past uses, contaminants, current conditions, and health threats posed by brownfields. Residents in these areas may be exposed to multiple environmental impacts via direct contact with hazardous materials or contaminated soil or water, inhalation of hazardous particulate matter, and the occurrence of vapor intrusion resulting from vapor-phase contaminants from historical release of petroleum hydrocarbons and chlorinated solvents migrating into homes.

Targeted Corridor and Neighborhood	Current Conditions	Contaminants	Health Effects
Corridor: River Neighborhood: Heartside Past Uses: Fuel tanks, automobile service and maintenance	City offices and automobile and truck fleet	Gasoline, diesel fuel, and lead	Reproductive problems, respiratory disease, neurological and liver/kidney damage, cancer
Sensitive receptors: Residential neighborhood adjoining downtown with four neighborhood parks, including a large, riverfront park. The Grand River adjoins the neighborhood to the west.			
Corridor: River Neighborhood: Belnap Lookout Past Uses: lumber mill, backfilled canal, furniture manufacturing, warehouses, railroad, electrical substation	Vacant land*, parking lot, electrical substation	VOCs, polycyclic aromatic hydrocarbons (PAHs), heavy metals	Respiratory disease, nervous system and liver/kidney damage, eyes, blood, kidneys, cancer
Sensitive receptors: Residential neighborhood adjoining downtown with four neighborhood parks, including a large, riverfront park. The Grand River adjoins the neighborhood to the west.			
Corridor: Southtown Neighborhood: South East Community Association (SECA) Past Uses: former tool manufacturing, auto repair, service stations	Vacant buildings and unsecured/ vacant land*	VOCs, chlorinated solvents, PAHs, lead	Respiratory disease, neurological and liver/kidney damage, cancer, reproductive problems
Sensitive receptors: Poor neighborhood with high poverty rate and 88.6% minority population; four schools including Campau Park Elementary and Gerald R. Ford Middle school; and a neighborhood park.			

*Vacant properties may attract children, vagrants, and illegal activity.

Soil and groundwater impact is confirmed or suspected at the brownfields in these targeted corridors. Due to the dilapidated, deteriorated, and unsecured condition of buildings on many of these sites, it is possible for residents (especially children) to access these structures. Once inside, they may be exposed to asbestos fibers (known to cause, mesothelioma and asbestosis) and deteriorated lead-based paints/lead-laden dust (known to cause neurological damage in children). Since many of the buildings were historically used to support the furniture business and other industrial operations that involved hazardous substance use, there is a potential that residents entering them might be exposed to additional contaminants. In addition to the real environmental concerns on these sites, the perception of many residents and community businesses is that these sites cannot be safely redeveloped; therefore, these sites, many with prime locations, sit unused, falling into disarray and decay. With additional assessment funds, a plan for safe redevelopment could be created, additional public funding could be coordinated and the viability of the reuse of these properties would be significantly increased.

(iv) Cumulative Environmental Issues: The City's neighborhoods developed around the nearly 100 furniture companies that made Grand Rapids famous. Interstate US-131, one of the most heavily traveled highways in Michigan, bifurcates several disadvantaged neighborhoods including the Heartside and South East Community Association (SECA) neighborhoods, exposing residents to increased automobile emissions. The Butterworth landfill, a superfund site, the Kent County waste to energy incinerator plant, the City of Grand Rapids wastewater treatment plant, which has had historical release to the Grand River, and dozens of small to large industrial plants

with air emissions and hazardous waste storage and disposal are located in or adjacent to neighborhoods in the River and Southtown Corridors. On a county-wide scale, Kent County was a non-attainment area for ozone air pollution from 1978-1995 (<http://www.epa.gov/oaqps001/greenbk/>), proving that industrial emissions negatively impacted air quality for a long period of time. The decades-long presence of these operations and conditions has resulted in cumulative environmental impacts that will persist for generations to come. Now that many of the plants in Grand Rapids are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation and vapor intrusion pathways. As discussed in Section 1.b., the health impacts from environmental pollutants are greater for the low income and minority populations in the City's targeted communities, who are more likely to live near current and former industrial operations, illustrating the disproportionate cumulative impact of industrial operations and their subsequent brownfields and the resultant environmental justice disparities.

b. Impacts on Targeted Community: Cumulatively, the effects of brownfields and pollution in Grand Rapids have had profound environmental justice impacts on its citizens, especially the economically disadvantaged, by potentially exposing them to numerous contaminants via direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. The following table provides statistics on key public health issues.

	Adult Asthma Prevalence	Cancer Mortality Rate³	Liver/Bile Duct Cancer Incidence Rate (Black Males)⁴	Blood Lead Levels (>5 ug/dL)⁵	Infant Mortality Rate
U.S.	8.8% ¹	166.5	9.8	NA	6.8 ⁶
Michigan	9.3% ¹	170.7	11.5	3.9%	6.9 ⁷
Kent County	8.3% ²	156.5	14.1	5.3%	5.6 ⁷
Grand Rapids	NA	201.3	NA	7.5 - 11.2%	9.3 ⁷

¹ American Lung Association, Trends in Asthma Morbidity and Mortality, 2012; ² Michigan Department of Community Health, Epidemiology of Asthma in Michigan, 2009; ³ Michigan Department of Community Health, Michigan Death Certificate Registry, 2011 (age adjusted, per 100,000 population); ⁴ National Cancer Institute, State Cancer Profiles for Michigan by County 2006-2010 (per 100,000 population); ⁵ Michigan Department of Community Health, Healthy Homes and Lead Poisoning Prevention Program, 2013 Data Report on Blood Lead Testing (statistics for children under six); ⁶ U.S. Census Bureau, Statistical Abstract of the United States, Table 116, 2011; ⁷ Michigan Department of Community Health, 2012.

Although the prevalence of asthma in adults is lower in Kent County than in Michigan and the nation (see table above) these statistics don't tell the whole story. For example, the proportion of children in Kent County with persistent asthma in Medicaid with one or more annual asthma office visits is 54.4% compared to 49.0% for the State, and African Americans are 3.5 times as likely as Caucasians to be hospitalized for asthma in Kent County (American Lung Association, 2012). As shown in the demographic table in Section 1.a.(ii), there are higher percentages of children and/or African Americans in the City's targeted communities than the County, which indicates a potential increase of asthma-related issues caused by proximity and exposure to brownfields. Similarly, the cancer mortality rate might be expected to increase over time for the same reason.

Residents of Grand Rapids have a significantly higher age-adjusted cancer mortality rate than other municipalities within Kent County or the nation. Additionally, the liver and bile duct cancer incidence rate for Black (includes Hispanic) males is higher in Kent County at 14.1 compared to 9.8 for the nation. No City statistics are available, but the liver and bile duct cancer death rate is likely much higher in the City's targeted corridors, where there are higher percentages of African Americans than the County overall. Many of the contaminants associated with the numerous brownfields in the targeted corridors have been shown to cause liver damage (Section 1.a.(iii)).

Other alarming statistics are infant mortality and blood lead levels. Children in the targeted corridors are more likely to be exposed to lead particulates due to high concentrations of old/abandoned buildings. Elevated blood lead levels (>5 ug/dL) for children under six in the City's targeted corridors were two to three times higher than in Kent County or Michigan. According to the Michigan Department of Community Health, the infant mortality rate in Grand Rapids is 9.3 per 1,000 live births compared to 6.8 for the nation.

c. Financial Need:

(i) Economic Conditions: Negative economic impacts to the City resulted from the decline of its industrial/manufacturing base, and as the manufacturing sector begins to re-emerging, it no longer provides the pay, benefits, or job security that used to make it a stable, life-long career. The City has implemented austerity

measures to bring operating costs into line with the reality of reduced resources while striving to preserve core services and quality of life for its residents. From 2009 to 2015, the total taxable value of property in the City fell 10.1%, or approximately \$484 million. The decline in property values has resulted in an increased reliance on the income tax to support public services. The City relies heavily on income tax to fund the City's general fund, which is the primary operating fund of the City. According to the City's financial records, the revenue generated from local income taxes has increased by only 5% since 2000, which is significantly less than the rate of inflation (38%) over the same time period (*U.S. Bureau of Labor Statistics*). This is significant because if taxable income does not increase, the only way for the City's income tax revenue to increase is by increasing the rate of taxation. While the City has incrementally increased the tax rate, if the City's taxable income had increased at the same rate as inflation, tax revenue would have increased approximately 43%, from \$60.5 million (current) to \$86.4 million (taxable income in 2000 times the rate of inflation times the current tax rates). In addition to the lack of growth in taxable income, the State shared revenue has decreased. In 2002, it accounted for 35.7% of City revenues at \$44.5 million. Comparatively, in 2015, the State shared revenue was 16.8% at \$34.25 million, a decrease of 19% and \$10.25 million. Without these funds, the City has extremely limited funding available for non-essential services, and since 2006, has decreased its workforce by 22%.

The City was awarded combined Hazardous Substance and Petroleum Assessment Grants in FY2008 and FY2010, and all the funds have been expended under those grants. In addition the GRBRA was awarded a FY2014 Assessment Grant, and the majority of funds have been spent or committed to ongoing projects under that grant as well, with remaining funds expected to be depleted in the first quarter of 2016. The City and the GRBRA effectively utilized previous Assessment Grants; however, to continue its successful brownfields program, the City needs additional Assessment Grants to assess contamination at brownfields, plan remediation activities, and proceed with its plans to revitalize the community.

(ii) Economic Effects of Brownfields: Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations. This shift has been the result of manufacturing companies closing and leaving residents unemployed and disenfranchised, former factories vacant, unsecured and contaminated, and the surrounding neighborhoods undesirable and unsafe. The City's poverty rate is 26.8%, which is higher than Michigan's (16.8%) and the nation's (15.4%) (see Section 1.a.(ii)). The poverty and income disparity in all of the targeted corridors, approaches and/or exceeds twice the state and national averages, with poverty rates as high as 49.8% and median household incomes as low as \$13,813/year in the Heartside neighborhood (*ibid.*). The targeted corridors also have high concentrations of vulnerable populations. The percentages of minorities and children are as high as 88.6% and 35.9%, respectively, in the City's Southeast neighborhood. The presence of brownfields throughout these neighborhoods exacerbates the problem by decreasing property values and inhibiting the growth of the residents' assets, resulting in less investment by residents and businesses. These impoverished residents, who cannot afford to move away from these brownfields due to recent decreases in property values, are struggling to earn enough money to simply pay their bills, ultimately depending more and more on public services (i.e. public assistance, unemployment benefits, medical programs, etc.), which the City and state are struggling to provide. Because these neighborhoods are located within City limits, the City must secure unsafe buildings and maintain municipal services for these areas where the tax base has been decreasing.

2. Project Description and Feasibility of Success

a.(i) Project Description: The City of Grand Rapids has always gone above and beyond when it comes to planning for success in its projects and initiatives, and the Assessment Grant Project (the "Project") is no different. The target areas for the Project include the Southtown Corridor (which incorporates the neighborhoods listed in Section 1.a.(ii)), as well as the corridor surrounding the Grand River, upon which is built the Grand River Restoration Initiative. As it relates to these target corridors, the City has undertaken monumental planning processes involving thousands of community residents, hundreds of stakeholder meetings and innumerable partnerships. Three plans, specifically, provide the framework for the Assessment Grant Project. These plans include:

GR Forward: The Plan's objectives include ensuring downtown Grand Rapids remains a lively, diverse, and healthy regional center; increasing the vitality of neighborhood business districts; and improving environmental quality and natural systems with smart sustainable land use, urban design and transportation. The Grand River Restoration Initiative is also central to GR Forward, and includes removal of flood walls to be replaced by

alternative flood protection systems, increased recreational and public access opportunities and improved habitats for native and endangered species (e.g. Trout, Salmon, Lake Sturgeon, Snuffbox Mussel). The river restoration project has been designated as a pilot project under the **Federal Urban Waters Partnership**. The Assessment Project will contribute to the success of projects at the 201-301 Market and 511-623 Monroe Priority Property sites, for which projects have been detailed in the GR Forward that will address many of the GR Forward plan's objectives listed above (see the specific project descriptions for the Priority Properties in Section 4.c.(i)).

The Michigan Street Corridor Plan: The Plan also includes the Michigan Street Corridor Planning (MSCP) project, which was selected in November 2011 to receive a Sustainable Communities Grant from the U.S. Department of Housing and Urban Development under the **HUD/DOT/EPA Partnership for Sustainable Communities**, and which identifies locations for new mixed-use development, creating affordable housing within Grand Rapids, and increasing public recreational areas on the Grand River to support a livable and sustainable community. The MSCP project area includes the majority of one of the City's targeted (Heartside) and is adjacent to another (SECA). The priority site at 511-623 Monroe was also included in the MSCP and will contribute to the MSCP plan's goal of increasing public recreational space while also providing enhanced stormwater protection by removing the existing floodwall and creating a terraced flood protection area.

The Southtown Corridor Improvement Authority Tax Increment Finance and Development Plan: This plan spans several targeted communities including Heartside and SECA. The plan is a long-term investment strategy "designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area" utilizing tax increment revenues over a 30 year period. The plan identifies business recruitment/retention, improved business climate and enhancing the visual aspects of the district as priorities. Based on previous assessments and site reconnaissance, there are hundreds of brownfield sites within the Southtown Corridor that have potential for redevelopment. The Assessment Project will support the achievement of the Southtown plan by providing funds for assessment and cleanup planning at the sites that have the highest potential for redevelopment in the Southtown Corridor.

In essence, the Assessment Project has already been planned through the community input process undertaken to complete these plans. These plans identify priority brownfield sites that, if redeveloped, would contribute substantially to achieving the goals of the plans. The Project will focus on supporting brownfield redevelopment that contributes to the priorities listed in these three community plans in both the Southtown and River Corridors. Priority properties (Section 1.a.(iii)) have been selected, and additional proposed projects will be considered for support based on the extent to which they may help the community achieve its goals identified in the plans, and that improve the health and welfare of residents and provide economic opportunities for unemployed residents living in the targeted communities.

In general, after a site is deemed eligible by the EPA and/or the Michigan Department of Environmental Quality (MDEQ), the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry. The Phase II ESAs will be designed to investigate the areas of potential contamination identified by the Phase I ESAs. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to the EPA for review prior to conducting Phase II activities. The typical assessment goals will be to evaluate nature and extent of contamination, environmental liability, safe use, potential off-site health effects, and redevelopment issues associated with on-site contamination.

The environmental analysis data will be used to devise liability management, cleanup, and site reuse strategies that support redevelopment efforts and improve the health of residents and the environment. The City will utilize local leveraged resources (see Section 2.c.) and will coordinate additional state and federal resources to support redevelopment activities. By completing this Project, the City will increase the effectiveness and success of its brownfields program and provide incentives for businesses and residents to invest in the community and achieve the goals of its plans. The projected redevelopment strategy for the identified priority sites in the target corridors is detailed in Section 4.c.

a.(ii) Project Timing: The City's Economic Development Office (EDO), which serves as staff to the GRBRA, and qualified environmental consultants will draw upon its significant experience and expertise facilitating and managing redevelopment projects (including state and federal assessment and cleanup grants) to lead a successful, community-oriented Assessment Grant project, which we expect will be completed within 18 months of the date on which funds become available. The EDO will be responsible for the day-to-day grant operations

including coordinating access and assessment activities with involved parties; and programmatic requirements, including ACRES updates and required quarterly reporting. The City's Finance Department will manage and track all project financial transactions and generate required financial reports.

The GRBRA will benefit from being a recent ARC grant recipient in that it has already retained qualified environmental professionals in accordance with all applicable federal regulations, and that these consultants have an approved Quality Assurance Project Plan (QAPP) which will only need to be updated for the Project. Immediately following approval of the Project Work Plan, the EDO will undertake community outreach efforts including announcing the Project at public meetings and preparing a bi-lingual (Spanish/English) informational piece explaining the Project, the goals, and information on how to receive additional information or be considered for a sub-grant.

The GRBRA will adhere to the following timeline to ensure the Project proceeds expeditiously: The GRBRA will host a project "kick-off" meeting with its community partners, and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. The GRBRA's consultants will assist with grant management operations, perform the assessment work, and provide the EDO with the information necessary to complete required reporting. The target corridors, and priority sites within each corridor, have already been identified (Section 1); therefore, assessments will begin once the selected environmental consultants receive EPA approval of their respective Quality Assurance Project Plans (QAPPs) and community outreach has been initiated. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed in a timely manner, consistent with redevelopment plans.

a.(iii) Site Selection: The priority sites were selected based on their location within the City's targeted communities because redevelopment of these brownfields will support the projects described in the City's plans listed in Section 2.a.(i). Additional sites may be identified by the GRBRA and/or our partners listed in Section 3.c. These sites will be prioritized for assessment based on the following factors: 1) sites where available information suggests an imminent threat to public welfare or the environment exists, 2) high-opportunity brownfields that will help the City achieve its targeted goals and objectives as described in its plans (properties along existing or proposed Bus Rapid Transit routes (BRT) – a high-speed bus route with dedicated traffic lanes) will receive priority as they provide opportunities for high-profile redevelopment which can spur further private investment), and 3) brownfields that are identified as high community priorities.

Site access will be obtained as follows: 1) For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners, 2) For tax foreclosures, the City will work with Kent County to obtain site access, 3) For lender foreclosures, the City will obtain an access agreement from the lender, and 4) For sites that present an imminent threat to public welfare or the environment, the City will use its public safety authority, or work with MDEQ to obtain site access.

b. Task Description and Budget Table:

(i) Task Description: The following four tasks will be required to implement the Assessment Grant project. It should be noted that approximately 97% of the Assessment Grant budget will go directly to community outreach, site assessment, and cleanup planning.

The GRBRA tracks outcomes and outputs from its redevelopment efforts, including those associated with previous EPA Assessment Grant Projects. The outcomes that are tracked include: acres of brownfields assessed, jobs created/retained, private investment committed/leveraged, public funds leveraged, amount of new taxes generated, number of LEED certified projects, and increase in taxable value resulting from projects. The outputs that are tracked include: number of community outreach meetings, number of Phase I ESAs, number of Phase II ESAs, number of BEAs/Due Care/Response Activity Plans, map of assessed properties including reports, and number of brownfield plans approved. The GRBRA tracks many of these outcomes in ACRES, and updates the EPA database as assessments are completed. The GRBRA also tracks and communicates its progress in three additional ways. First, a Brownfield Plan Project Report is always available on the [GRBRA's website](#). This report shows the data related to projects seeking tax increment financing through the GRBRA. Second, the GRBRA maintains an EPA Assessment Grant database and provides this information to the public at the GRBRA's public meetings every other month. Finally, the GRBRA maintains a public [mapping application](#) that provides spatial data as well as project information for each project funded with EPA grant dollars, including final ESA reports. Information about tracked and measured progress from previous grants is included in Section 5.a.

Task 1 - Programmatic Costs: Programmatic costs of approximately **\$10,500** (\$7,000 for the hazardous grant and \$3,500 for the petroleum grant) are included. These costs include programmatic activities associated with site selection; coordinating and conducting operational meetings; status reporting to EPA, updating brownfield site information, cleanup planning, and other activities associated with grant assessment functions. Personnel programmatic costs (\$6,000 for hazardous and \$3,000 for petroleum) are based on 150 hours for these activities at \$60/hour over the grant period. In addition to the personnel costs, \$1,000 has been included in the hazardous grant and \$500 in the petroleum grant for travel for the Project Manager to the National Brownfields Conference.

Task 2 - Community Outreach: Community outreach costs of approximately **\$3,000** are included. These costs include contractual costs of \$1,500 (\$1,000 for hazardous and \$500 for petroleum) for coordinating and conducting community involvement and outreach programs and up to 12 meetings. An additional \$1,500 (\$1,000 hazardous and \$500 petroleum) for preparing, printing, and mailing project and site information and marketing pamphlets, documents, etc. Included in this line item are costs for the Hispanic Center of West Michigan to provide translation services for any printed materials. To ensure the public remains informed and involved, the GRBRA will provide in-kind additional staff resources to conduct environmental outreach meetings, draft press releases, and update the GRBRA's website on a regular basis.

Task 3 - Site Assessments: Site assessment costs of **\$273,000** are included. Site assessments will focus on conducting Phase I and II Environmental Site Assessments (ESAs). We estimate that nine Phase I and nine Phase II ESAs will be conducted. The total Phase I ESA budget is estimated at \$22,500 (\$7,500 for the petroleum grant and \$15,000 for the hazardous grant), assuming an average cost of approximately \$2,500 for each site. The total Phase II ESA budget is estimated at \$250,500 (\$167,000 for the petroleum grant and \$83,500 for the hazardous grant), assuming an average cost of approximately \$28,000 for each site. These estimates are average costs used for budgeting and are consistent with the GRBRA's recent experience. Larger sites may require greater than average budgets and may reduce the number of ESAs completed.

Task 4 - Cleanup Planning: Cleanup planning costs of approximately **\$13,500** (\$9,000 for the hazardous grant and \$4,500 for the petroleum grant) are included. The GRBRA will conduct cleanup and redevelopment planning as needed where such activities will facilitate brownfields redevelopment. The cleanup and redevelopment activities may also include preparing a Remedial Action Plan, assessment of brownfield cleanup and redevelopment alternatives (ABCA), voluntary cleanup program (VCP) Due Care Plans, evaluation of institutional and engineering controls, and preparation of Brownfield Work Plans to support acquisition of tax increment financing (TIF) under the Michigan Brownfield Redevelopment Act (Act 381 of 1996, as amended). The GRBRA expects to complete cleanup planning on two hazardous sites and one petroleum site, at an average cost of \$4,500 per site.

b.(ii) Budget Table: The Assessment Grant budget tasks are summarized below.

Budget Categories	Project Tasks				
<u>Hazardous Substances</u> (programmatic costs only)	Task 1 Programmatic Expenses	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup Planning	Total Grant Budget
Personnel	\$6,000				\$6,000
Travel	\$1,000				\$1,000
Supplies		\$1,000			\$1,000
Contractual		\$1,000	\$182,000	\$9,000	\$192,000
Subtotal	\$7,000	\$2,000	\$182,000	\$9,000	\$200,000
Budget Categories	Project Tasks				
<u>Petroleum</u> (programmatic costs only)	Task 1 Programmatic Expenses	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup Planning	Total Grant Budget
Personnel	\$3,000				\$3,000
Travel	\$500				\$500

Supplies		\$500			\$500
Contractual		\$500	\$91,000	\$4,500	\$96,000
Subtotal	\$3,500	\$1,000	\$91,000	\$4,500	\$100,000
TOTAL GRANT BUDGET	\$10,500	\$3,000	\$273,000	\$13,500	\$300,000

c. Ability to Leverage: The City and GRBRA have proven track records of leveraging Assessment Grant funds to spur private investment in brownfield properties. The City and GRBRA leveraged more almost \$120 million of private investment, and more than \$16 million of other public investments with the 2010 and 2014 Assessment Grants (see Section 5.c.(i)). The GRBRA will continue its partnerships and success by taking advantage of the leveraged funding/resources described below to support programmatic management and community involvement, supplement environmental assessment activities, and cover costs associated with remediation, demolition, site preparation and infrastructure improvements.

- *In-Kind Local Government Services.* The City will provide up to 100 hours of staff time to support programmatic and required financial functions associated with the Assessment Grant Project. The value of these in-kind services is approximately \$6,000 (100 hours at an average hourly rate of \$60).
- *Brownfield Redevelopment Authority funds.* The Executive Director of the GRBRA has committed funds from its local site remediation revolving fund to help cover the costs of assessment, remediation (e.g., asbestos abatement, excavation, etc.) and demolition activities at brownfield sites. The total GRBRA cash commitment is \$100,000. The GRBRA will also support personnel and programmatic costs associated with cleanup planning. The GRBRA expends approximately \$6,500 to assist with cleanup planning and approval of a single brownfield project. It is estimated that the grant could support up to four projects. The estimated BRA contribution to cleanup planning and approval, therefore, is \$26,000.
- *Downtown Development Authority (DDA).* The Grand Rapids DDA has committed to supporting projects that are identified in the GR Forward Plan. Several of these projects (i.e. 201-301 Market and 511-623 Monroe) are included as priority sites in this application. The DDA will commit financial resources to the redevelopment of these priority sites.

The above-listed entities consider themselves to be stakeholders in the success of the City's brownfields redevelopment program. As such, their pledge is genuine and the likelihood of follow through on their leveraging commitment is high. Letters of committed leveraged funds are attached.

In addition, staff of the GRBRA understand how to **coordinate public funding for brownfields** by obtaining and utilizing other local, state and federal financial incentives, which addresses **EPA Region 5's regional priority**. For example, the Grand Rapids Downtown Market project, completed in 2013 utilized EPA Assessment grant funds from the Grand Valley Metro Council to conduct cleanup planning, which was supplemented by the City's Revolving Loan Fund, which provided a \$200,000 sub-grant for implementation. In addition, the GRBRA applied for and received a \$1 million grant from the MDEQ for additional cleanup costs. Additional project funding coordinated by the GRBRA included a Michigan Business Tax Credit, a \$75,000 annual contribution from the City of Grand Rapids Downtown Development Authority, brownfield tax increment financing and \$3.4 million in brownfield tax increment revenue bonds were sold to complete infrastructure work in support of the project.

The Pleasant Park project is another example of the GRBRA's ability to coordinate public funding for assessment, cleanup and redevelopment. The GRBRA coordinated MDEQ funding for Phase II assessment, the data from which was utilized to prepare cleanup planning supported by EPA assessment grant funds. The GRBRA then coordinated Community Development Block Grant dollars for a portion of the construction of this 2.1 acre park in a formerly greenspace deficient area of the central city. Both of these projects, among many others, evidence the GRBRA's ability to coordinate public funding for cleanup and brownfield redevelopment. Close relationships are maintained with local, state and federal funding sources to ensure the highest probability of success for important community projects. The GRBRA would expect to coordinate funding with the MDEQ, EPA, State and federal Departments of Transportation, the Michigan Economic Development Corporation, the U.S. Economic Development Administration and from local sources including the City, the Downtown Development Authority and local foundations to support the Assessment Project.

The GRBRA understands from experience the available opportunities to coordinate other public funding for brown-fields redevelopment, and always evaluates local, state and federal funding sources for additional resources to fill the gap that is so often a barrier to successful cleanup and redevelopment.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholder; and Communicating Project Progress:

(i) Community Involvement Plan: The GRBRA feels it is important to involve the targeted communities and other stakeholders, including the City's citizens living outside the targeted communities, community organizations, and Neighborhood Associations (see information about community partners in Section 3.c.) in the planning and implementation of the Project. To do this, ample opportunity to become informed and give input will be provided during every phase of the Project.

Following the EPA award notice for the new Assessment Grants, the GRBRA will announce the award to the community several ways: through a press release to *The Grand Rapids Press*, *El Vocero Hispano*, and *MLive.com*; social media announcements via the City's website and Facebook and Twitter accounts; advertisements on local public radio stations (WGVR 104.1 FM) and local-access cable television; and notifications to its community partners (Section 3.c.), who will assist with the community notification process. The GRBRA will also coordinate with the West Michigan Hispanic Center to assist the Hispanic community, especially those with low literacy levels, in understanding the City's Assessment Grant program. The GRBRA will include instructions on how to communicate with the GRBRA via social media or online forums in the initial press release. The GRBRA's goal is to have open interaction with the community during the entire project.

The primary community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public and community organizations, and comments on the draft will be solicited. The document will be posted on the City and GRBRA's websites, and hard copies will be made available at City Hall and the district library to ensure access for those without appropriate information technology availability, knowledge, or experience. Public comments on the Project and allocation of grant funds will be accepted verbally, in writing, electronically on Facebook and Twitter, and publicly discussed during a GRBRA meeting.

Following approval of the Work Plan, the GRBRA will seek public input when sites are selected for assessment. Meetings regarding sites eligible for assessment activities will be held before Phase II activities are initiated to familiarize stakeholders with the rationale for selection of the site(s) and outline what to expect during and after the assessment process. Where appropriate, a translator will be employed to assist the City's Hispanic community in understanding and participating in the public participation process.

(ii) Communicating Progress: The GRBRA is also committed to providing regular and timely communications regarding the progress of the Project to the targeted communities and other stakeholders. The GBRA's Brownfield Plan Project Report is always available on the [GRBRA website](#). This report shows the data related to projects seeking tax increment financing through the GRBRA. The GRBRA maintains an EPA Assessment Grant database and provides this information at bi-monthly public meetings. The GRBRA maintains a public [mapping application](#) that provides spatial data as well as project information for each project funded with EPA grant dollars, including final ESA reports. Due to the large percentage of Hispanics in the community, the City already offers a Spanish version of its website. In addition, the City will utilize its monthly time slot on the local Spanish Radio Station (LaMejorGR.com) to assist with outreach to the Hispanic community. The City will utilize its Facebook page and Twitter account for the grant notification, allowing the community to interact with the City in real time during the project. The City will include instructions on how to reach these internet forums in the press release.

Following completion of an assessment, local stakeholders, including neighborhood associations and community partners, will be notified about the results of the assessment activities and the health and environmental impacts of findings will be explained. At the close of the Project, the GRBRA will hold a final public meeting to notify the community of the successes and challenges faced during the Project. By utilizing print, internet, radio, television, and the GRBRA's monthly public meetings, and by providing communications in both Spanish and English, the GRBRA believes it will be able to communicate effectively with the target communities.

b. Partnerships with Government Agencies:

(i) Local/State/Tribal Environmental Authority: The GRBRA will continue its existing partnership with the Michigan Department of Environmental Quality (MDEQ) to help ensure appropriate assessment and cleanup of

brownfields. The GRBRA has a longstanding relationship with MDEQ and relies on MDEQ to provide guidance as it relates to proposed remediation and redevelopment strategies at identified brownfield sites. The brownfields program will be conducted in compliance with the rules and guidance promulgated by the MDEQ pursuant to Michigan's Voluntary Cleanup Program (VCP). The GRBRA will coordinate with MDEQ district staff (Grand Rapids, Michigan) and headquarters staff (Lansing, Michigan) for VCP technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When contamination is discovered on brownfields, the cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by contamination identified on these sites. When tax increment financing is used to reimburse costs of environmental activities associated with brownfields, the MDEQ must review and approve work plans for the environmental response actions prior to implementation. The MDEQ will also review and approve Remedial Action Plans (RAPs) for brownfield sites where response actions are completed and will provide the GRBRA with recommendations and requirements at properties that have potential vapor intrusion concerns.

The Kent County Health Department (KCHD) will continue to be involved in protecting public health and the environment during the GRBRA's assessment, cleanup, and redevelopment of brownfield sites. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations (especially as related to off-site exposures that would not be the responsibility of a non-labile developer), the GRBRA will notify the MDEQ and KCHD. The expertise and experience of KCHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests) if migration of contamination from a brownfield site is confirmed.

(ii) Other Governmental Partnerships: The GRBRA will continue its partnership with the EPA, developed during their multiple Assessment Grants, to secure site eligibility determinations and work through Assessment Grant approvals. The GRBRA also has close relationships with the business development districts established by the City Commission to provide greater local input on redevelopment happening in the City, and to generate tax increment financing revenue. Three of these districts will be important partners in the implementation of the Project as the Southtown and River Corridors are within their boundaries: the Southtown Corridor Improvement District (CID), the Michigan Street CID, and the Downtown Development Authority (DDA). The districts are governed by authority boards that each have a Development Plan specific to their district/corridor to guide how they prioritize spending revenue within the district/corridor (see Section 2.a.(i)). The Southtown CID will provide the GRBRA with opportunities to present redevelopment plans to local neighborhood stakeholders and receive feedback on cleanup plans within the Southtown Corridor. The Michigan Street CID and DDA will do the same for Projects proposed and implemented in the River Corridor.

c. Partnerships with Community Organizations: The following community organizations will be directly involved in the Assessment Grant Project.

The Rapid. The Rapid operates a nationally recognized public transportation system within the City. The Rapid collaborated with the City on the design and implementation of its Bus Rapid Transit (BRT) route on Division Avenue and is now working on its second BRT route. Both BRT routes overlap/will overlap the GRBRA's target areas for the Project. The Rapid will continue to provide input to the City and the GRBRA regarding acquisition and redevelopment of target brownfields in and around the existing and future BRT routes.

The Right Place. The Right Place is a regional non-profit economic development organization that supports the local business community through education and retention programs and promotes opportunities for businesses outside of the region to locate in the Grand Rapids area. The Right Place's role will be to assist with community outreach efforts, such as informing developers and the business community about the Assessment Grant project, and promoting redevelopment opportunities at the City's priority brownfields.

West Michigan Hispanic Chamber of Commerce. The West Michigan Hispanic Chamber of Commerce is a regional organization that supports the economic advancement of the Hispanic owned businesses and assists in the professional growth of Hispanic business leaders in West Michigan. They are frequently the first point of contact for the Hispanic business community, and as such, they will market the Assessment Grant to new and expanding minority-owned businesses.

West Michigan Environmental Action Council. The West Michigan Environmental Action Council (WMEAC) is a long-standing, non-profit organization which focuses on providing education and advocacy focused on building sustainable communities and protecting water resources. WMEAC partnered with the City in developing a long-term stormwater management and infrastructure plan and Climate Resiliency Report, and will work with the GRBRA to assist with evaluating potential impacts to water bodies and recommending best-practices and cleanup alternatives.

Grand Rapids Whitewater. Grand Rapids Whitewater is a non-profit organization, working in partnership with the City, to restore the historic rapids to the Grand River and create connectivity that will provide sustainable social, economic, and environmental benefits. This project has received an **Urban Waters Federal Partnership** designation from the EPA and has been a focal point of the GR Forward Plan. With a number of targeted communities along the River Corridor, Grand Rapids Whitewater's partnership will be utilized for input on the assessment of these sites and planning for their redevelopment.

Neighborhood Ventures. Neighborhood Ventures is a non-profit, contracted by the City for economic development work with the diverse, local businesses within the City's 20 neighborhood business districts to help them become self-sustaining and vibrant corridors. This partnership will continue during the Project as Neighborhood Ventures shares information about the Project and collects feedback from the local business community through the Neighborhood Business Associations, CIDs, and site-visits that they administer.

Downtown Grand Rapids Inc. Downtown Grand Rapids Inc. (DGRI), in partnership with the City, has utilized a participatory community visioning and priority-setting process to develop the GR Forward Plan for the River Corridor and downtown area. The plans that were formed through input from this engagement process will be heavily utilized throughout the Project in anticipation of coordinating public funds for the GR Forward pilot projects proposed at 201-301 Market Avenue SW and 511-623 Monroe Avenue NW.

LINC Community Revitalization Inc. LINC Community Revitalization Inc. (LINC) is a community development corporation that has traditionally focused their economic development efforts in Southtown where a number of the target communities are located. They will employ their existing communication network and other resources to foster community input into projects being supported by the grant. Their efforts will be critical to procuring support for site assessments within the Southtown Corridor.

Seeds of Promise. Seeds of Promise is a non-profit organization working to empower urban residents to direct their own strategies to create a self-sustaining neighborhood within the Southtown Corridor. They will help the GRBRA by engaging and collaborating with community stakeholders on site selection for the Project and by communicating to neighborhood residents the hazards of contaminated properties and benefits of site remediation for sustainable redevelopment.

Oakdale Neighbors. Oakdale Neighbors functions as the neighborhood association for Oakdale Neighborhood which is located within the Southtown Corridor and borders both SECA. This community shares similar demographics to the target communities and is recognized point of contact for citizens throughout the surrounding area. As such, Oakdale Neighbors has offered to provide information on the Project to the community and to solicit feedback by utilizing their contacts and regular meetings.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits: The City has developed clear goals for the redevelopment of brownfields in the River and Southtown Corridors. These goals were directed by the objectives identified by the City's citizens and leaders in the Plans described in Section 2.a.(i). The City has coordinated local, state, and federal funds to support redevelopment activities in these two corridors and they now need Assessment Grant funds to begin characterizing, cleaning up, and redeveloping the brownfields that are inhibiting the revitalization of these key areas. With grant funds, the City will be able to incentivize redevelopment of brownfields and provide substantial health and welfare, environmental, and economic benefits to the City.

(i) Health and/or Welfare Benefits: In the Southtown Corridor, brownfields, including vacant buildings and acres of unsecured land are a central part of the neighborhoods. Remediation and redevelopment of these brownfields will reduce potential exposures to contaminated soil and groundwater and limit migration of contaminated storm water, groundwater, and soil gas onto nearby sites, further reducing potential exposures to hazardous substances. The identification and removal of hazardous building materials (asbestos, lead, etc.), will eliminate potential airborne releases of contaminants during building rehabilitation activities and will make these buildings safe for

residential and commercial uses. As the exposures to brownfield contaminants are reduced, the community's cumulative environmental exposure risks will decrease, leading to lower cancer and asthma rates. In addition to improving the health of residents, the assessment and redevelopment of brownfields will remove the negative perception of the target corridors. This will draw residents and businesses back into these areas, triggering additional reinvestment and redevelopment that will further improve the health and welfare of the target communities. This directly supports the **Livability Principle** of valuing communities and neighborhoods and the **Equitable Development** principle of investing in impoverished neighborhoods in a way that directly benefits the residents. Specific health and welfare benefits associated with assessment and redevelopment of brownfields in the two targeted corridors are summarized in the table below.

Targeted Area	Assessment and Redevelopment Outcomes
River Corridor	<p>Assessment Outcomes: Contaminated urban fill on properties within the River Corridor is a deterrent and barrier for riverfront development, especially for recreational and greenspace uses. The extent of soil and groundwater contamination will be evaluated and removed or remediated to address direct contact, vapor intrusion, inhalation and storm water runoff concerns. Clean up plans that include engineering controls, such as on-site storm water management/treatment and impermeable barriers to prevent leaching and direct contact will be implemented.</p> <p>Redevelopment Outcomes: Consistent with the City's GR Forward plan, redevelopment of brownfield sites like 201-301 Market Avenue and 511-623 Monroe Avenue, is a high priority. The City seeks to reestablish the riverfront as a community resource by increasing the number of riverfront recreational areas, improving the connectivity of existing parks and riverfront trails, and incorporating green infrastructure and flood control measures in redevelopment plans.</p> <p>Coordination of these grant funds with public and private funds already being used for the Grand River Restoration Initiative will result in the City becoming a state- and region-wide attraction for fishing, kayaking, and tourism.</p>
Southtown Corridor	<p>Assessment Outcomes: Historical operations on properties within the Southtown Corridor have resulted in soil, soil gas, and groundwater impacted with hazardous substances or petroleum. The extent of the impact from historical operations will be assessed, along with the presence and extent of non-aqueous phase liquids (NAPL) from adjacent leaking underground storage tank sites. Information from the assessments will be used to identify exposure pathways and develop clean-up plans to prepare properties for redevelopment.</p> <p>Redevelopment Outcomes: The GRBRA will continue to coordinate with developers, neighborhood associations, and the Southtown Corridor Improvement District (CID) to identify redevelopment sites that support equitable development and address environmental injustice issues within the corridor. The brownfields assessment grant funds will be coordinated with local tax increment financing (TIF) dollars generated by the Southtown CID to promote reinvestment in the corridor. Redevelopment of vacant properties and functionally obsolete and/or abandoned buildings will drastically improve property values, multiplying the power of the local TIF program and attracting more businesses.</p>

(ii) Environment Benefits: The cleanup of brownfields in the Grand River corridor, including on-site stormwater management, will limit uncontrolled, brownfield pollution sources and illicit discharges into the river watershed. This will reduce concentrations of known contaminants in stormwater discharges the river (e.g., PAHs, PCBs, mercury, etc.), improve aquatic life, allow for continued fishing and recreational activities and aid in the City's efforts to advance the Restore the Rapids plan, which will re-introduce natural rapids to the Grand River and result in Grand Rapids becoming a regional and state-wide, recreational, white-water attraction. The river can then become a safe, accessible, focal point of the community, which is a key component of the City's goals for the social and economic future.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

(i) Policies, Planning, and Other Tools: The City recognizes the interdependency of the natural environment, economic system and social structure of the City. This "triple bottom line" thinking is fundamental to all City planning, policy and program decisions, including recognizing the environmental benefit from infrastructure reuse. The zoning ordinance, Michigan Street Plan, Green Grand Rapids Plan and the GR Forward Plan all identify walkability, density, mixed-use development, green building and environmental sustainability as priorities

for redevelopment in the City. The GRBRA's brownfields program evaluates projects against all of these plans' priorities. As former industrial and commercial facilities, the City's priority brownfields are served by existing infrastructure of sufficient capacity to support the planned redevelopments, thus minimizing expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing construction air emissions (greenhouse gases, particulate matter). The Project will be utilized as a tool to support the community plans that identify sustainable development as a priority.

The City's zoning ordinance requires the provision of green space in every project (10-15% of lot area). The City has also recently completed a Green Infrastructure Manual that is utilized to evaluate alternatives for public and private infrastructure projects, and is increasing the prevalence of Green Infrastructure, particularly in road rights-of-way, in the City. Grand Rapids has been recognized on a national level for its sustainability efforts. The U.S. Chamber of Commerce named Grand Rapids the Most Sustainable Mid-size City in America in 2010, and the United Nations has designated Grand Rapids as a Regional Centre of Expertise for Education and Sustainable Development. The GRBRA's brownfields program, with the assistance of EPA Assessment and Cleanup funding, has contributed to this recognition and plays a key role in the redevelopment of the City.

(ii) Integrating Equitable Development or Livability Principles: The City's goals are consistent with the **Livability Principles** adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development. The Federal and State funding (\$32 million) approved for the Bus Rapid Transit (BRT) and the development and implementation of the Michigan Street Corridor Plan are examples of how the City is actively incorporating the equitable development and livability principle objectives. The City's targeted communities are in and near the BRT route and the Michigan Street Corridor Plan Project area. The Assessment Grant funds will supplement existing efforts already addressing the health and welfare of residents in targeted communities, promote equitable, affordable housing and economic growth, protect parks/greenspace, further restore the Grand River, support reuse of existing infrastructure, and promote sustainable development. As one example, the City plans to undertake a project at 511-623 Monroe (a priority site for this grant) that will result in a public recreation space (i.e., public park) that not only increases green space and access to the Grand River, but that also addresses climate resiliency through the implementation of green infrastructure (e.g. terraced flood protection, bioswales, rain gardens) that protects private property and provides social, environmental and economic benefits.

c. Economic and Community Benefits (long-term benefits): Brownfields redevelopment is imperative for the City's economic revitalization and growth in the future. Brownfields redevelopment promoted by use of Assessment Grant funds will result in benefits for residents in the City's targeted communities, creation of job opportunities, and improvement in the tax base, all of which benefit the City as a whole. Brownfields redevelopment will also result in preservation and expansion of the City's greenspace assets.

(i) Economic or Other Benefits: The City will solicit sustainable job-creating businesses and include Assessment Grant funds in redevelopment incentives packages. The City believes that the increased commercial, recreational, and residential options spurred by brownfields redevelopment will improve living conditions and attract additional development to its targeted communities. These redevelopment projects will improve the tax base and diversify the City's work force, rendering it less vulnerable to swings in the economy and disproportionate impact from traditional manufacturing. The GRBRA's Brownfields program has supported projects that have created 5,119 jobs since its inception in 1998, and has supported the rehabilitation or new construction of over 350,000 square feet of commercial space which is now occupied by new or existing business. The redevelopment of the City's priority brownfields will have the following direct economic benefits:

- **800-900 Division Avenue South :** In the SECA neighborhood, currently comprised of a tire shop, former bakery, and auto shops. Supported by existing infrastructure and adjoin a BRT Station. The properties are targeted for a transit oriented development, with amenities including retail, restaurant, office and residential uses. The City estimates the redevelopment of these properties will leverage approximately \$15-20 million in private investment and create up to 75 jobs, in a location with high-speed transit.
- **424 Division Avenue South:** In the SECA neighborhood, currently vacant land, adjacent to several leaking underground storage tank sites, is targeted for a mixed-use development including a grocery store and pharmacy with residential use above. Portions of the residential will be affordable housing. A grocery store will complement an adjacent mixed-use project that includes retail space plus affordable and market rate

apartments and condominiums for the area. The City estimates investment could reach \$25 million and generate at least 60 new jobs.

- **201-301 Market SW:** In Heartside, the 17 acre site currently is occupied by the City for public services. The City intends to list the property for sale and will require significant investment in excess of \$50 million for a project that will create new commercial and mixed-income residential space as well as a significant amount of public green space to enhance public access to and enjoyment of the Grand River.
- **434 Ionia and 57 Logan:** This vacant property is in the Heartside neighborhood, across from the City's new 130,000 square-foot Downtown Market, which, includes a full commercial kitchen, rooftop greenhouses, several restaurants or brew pubs, educational and office space, as well as retail and vendor areas. The 434 Ionia and 57 Logan property has a high potential for redevelopment that will complement the Downtown Market. This is likely to include a combination of uses, including retail, food incubator space and community gardens or greenhouses. This redevelopment will leverage at least \$3 million, create 10-20 jobs, and provide additional opportunities for entrepreneurs in the community.
- **511-623 Monroe NW:** In the Belknap Neighborhood, currently surface parking lots and unimproved private greenspace, this property is included as a pilot project in the GR Forward Plan and supports the Grand River Restoration Initiative. According to an Economic Impact Study commissioned by Grand Rapids WhiteWater and completed by The Anderson Economic Group, the anticipated economic impact of the Grand River restoration is \$15.9 to \$19.1 million annually due to increased recreational opportunity and an estimated increase of 230,000 to 540,000 new visitors to the riverfront each year. This impact has the potential to create approximately 80 new jobs and to spur an additional \$252 million in private investment and 1,154 new jobs. This project also addresses EPA Region 5's regional priority as a \$7.6 million dollar grant from the Michigan Natural Resources Trust Fund has been recommended to assist the City with acquisition of the properties.

(ii) Job Creation Potential: Partnerships with Workforce Development Programs: There are currently no EPA Job Training grantees in the City. The GRBRA will partner with the Grand Rapids office of the Michigan Works! workforce development program and Grand Rapids Community College to link residents and students to the education and training necessary to learn the skills required for employment in the environmental field.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: The GRBRA will utilize the same Assessment Grant Project Team during the entire grant period. Mr. Jonathan Klooster, Economic Development Coordinator in the City's Economic Development Office (EDO), successfully managed the City's FY2010 Assessment Grant, \$1 million Revolving Loan Fund (RLF), and the GRBRA's current FY2014 Assessment Grant, and will continue as Project Manager. The GRBRA's plan for management continuity in the event of loss of Mr. Klooster relies on management depth and availability of the following personnel to maintain uninterrupted operations and ensure a smooth succession: 1) the previous EPA Assessment Grant Manager and the City's Economic Development Director (Ms. Kara Wood), 2) an experienced environmental consultant(s), and 3) existing staff in the City's engineering department with long-standing experience managing State and federal grants. The Project Manager will be supported by highly competent environmental consultants experienced in all aspects of EPA Assessment Grant management. The GRBRA successfully procured highly qualified consultants for its 2014 EPA grants through a competitive Request For Proposal (RFP) and interview process in accordance with applicable requirements of 40 CFR Parts 30 or 31. The GRBRA will utilize the same consultants for this Project. The consultants have managed EPA Assessment Grant projects and are familiar with all programmatic requirements to be selected to support the GRBRA's grant program. The GRBRA understands that strong relationships with qualified environmental consultants is of paramount importance to the success of EPA grant projects. As such, the GRBRA's consultants are required to regularly attend public meetings to provide updates on grant projects and to support the GRBRA in its efforts to assist the EPA with programmatic evaluation (i.e., quarterly reports, ACRES updates) and keep the public informed of progress on the project.

The staff which will administer the assessment grant has a strong history of compliance with financial and reporting requirements for EPA grants, including timely and complete submissions of quarterly reports, accurately submitting outcomes to ACRES, drawing down funds and closing out grants. The GRBRA will diligently track, measure and report on the success of the project utilizing ACRES and the internal databases and mapping application describes in Section 2.b.(i) above. Specifically, the GRBRA will evaluate outcomes against those

incorporated into the Work Plan and measure the success of redevelopment projects supported with assessment funding by the level of private investment, job creation, acres assessed, and the extent to which assessment, due care planning and future redevelopment results in the protection of human health and the environment. Refer to Section 2.b. for specific outcomes and outputs which will be tracked and measured.

b. Audit Findings: Neither the City nor the GRBRA have received adverse audit findings from a federal, or state grant. In June 2011, EPA Region 5 conducted an Administrative Desk Review of the City's administrative and financial management systems for its assessment grants and the results were favorable.

c. Past Performance and Accomplishments:

(i) Currently or Has Ever received an EPA Brownfields Grant: The City was awarded an EPA Assessment Grants in FY2008 (\$200,000 Hazardous Substances and \$200,000 Petroleum) and FY2010 (\$200,000 Hazardous Substances and \$100,000 Petroleum). Both of these grants have been successfully utilized and are closed out. The City was also awarded a Revolving Loan Fund Grant (\$750,000 Hazardous Substances and \$250,000 Petroleum) in FY2010, and supplemental RLF funds (\$260,000 Hazardous) in FY2014. Approximately \$104,000 of RLF grant funds remain uncommitted. Subsequently, the GRBRA was awarded an Assessment Grant in FY2014 (\$200,000 Hazardous Substances and \$200,000 Petroleum). Less than \$75,000 of grant funds remain uncommitted after only one year of progress on the project.

(1) Compliance with Grant Requirements: The GRBRA's existing FY2014 Assessment Grant has a project period that began on October 1, 2014 and ends on September 20, 2017. There are less than \$75,000 uncommitted for this grant, and the GRBRA expects to expend these funds by the end of the first quarter of 2016. Following the FY2014 grant award announcement, the GRBRA developed a Work Plan and successfully negotiated a Cooperative Agreement (CA) with the EPA. The GRBRA also retained three environmental consultants who prepared and received approval for their respective project Quality Assurance Project Plans (QAPPs). The GRBRA has complied with the terms and conditions of its CA; prepared and submitted quarterly reports and grant deliverables such as annual financial status and MBE/DBE status reports in a timely manner; and has successfully submitted site information and assessment data to the EPA via the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database.

The same project team administered the City's assessment grants (FY2008 and FY2010), which have been successfully closed out within the originally approved project period and no funds were left unexpended. These grants were completed in compliance with the relevant Work Plans and outcomes were reported to EPA via ACRES. An effective management system has been implemented by the GRBRA in partnership with City staff and its consultants to proactively meet the schedules, terms and conditions of its EPA grants. Grand Rapids is experiencing significant development pressure. The continued availability of EPA Assessment Grant dollars is critical to continuing the GRBRA's successful brownfields program to promote urban redevelopment and reuse of underutilized and contaminated properties as opposed to suburban development. Brownfield redevelopment activity in Grand Rapids, as measured by projects approved, private investment, jobs created and acres assessed and cleaned up, is significantly higher during periods when EPA funding has been available; therefore, the need for additional funding is significant.

(2) Accomplishments: The GRBRA has created a successful brownfields program on which it can continue to build. The specific achievements of the City's FY2010 and the GRBRA's FY2014 Hazardous Substances and Petroleum Assessment Grants include the following, which are accurately reflected in ACRES at this time:

		City of Grand Rapids FY2010 Assessment Grant	GRBRA FY2014 Assessment Grant (As of 12/9/15)	Total
Outcomes	Number of Sites Assessed	31	18	49
	Acres Assessed	62.6	22.05	84.65
	Jobs Created/Retained	472	213 (committed)	685
	Private Investment	\$48,136,975	\$71,474,000 (committed)	\$119,610,975
	Leveraged Public Funds	\$4,098,795	\$12,158,724	\$16,257,519
Outputs	Phase I ESAs	23	15	38
	Phase II ESAs	20	10	30
	VCP Reports	13	4	17

ATTACHMENT 1

Threshold Documentation

**FY2016 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES
AND PETROLEUM ASSESSMENT GRANT PROPOSAL
CITY OF GRAND RAPIDS, MICHIGAN
RESPONSES TO THRESHOLD CRITERIA**

1. Applicant Eligibility: The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is a public body corporate established pursuant to the Michigan Brownfield Redevelopment Finance Act, Public Act 381 of the Public Acts of Michigan of 1996. A copy of the establishing resolution is included in Attachment 2.

2. Letter from State Environmental Authority: The Michigan Department of Environmental Quality (MDEQ) provided the Grand Rapids Brownfield Redevelopment Authority with a letter of acknowledgment for this FY2016 Assessment Grant Proposal. The MDEQ letter is included in Attachment 3.

3. Community Involvement: Following the EPA award notice for the new Assessment Grants, the GRBRA will announce the award to the community several ways: through a press release to *The Grand Rapids Press*, *El Vocero Hispano*, and *MLive.com*; social media announcements via the City's website and Facebook and Twitter accounts; advertisements on local public radio stations (WGVR 104.1 FM) and local-access cable television; and notifications to its community partners, who will assist with the community notification process. The GRBRA will also coordinate with the West Michigan Hispanic Center to assist the Hispanic community, especially those with low literacy levels, in understanding the City's Assessment Grant program. The GRBRA will include instructions on how to communicate with the GRBRA via social media or online forums in the initial press release. The GRBRA's goal is to have open interaction with the community during the entire project.

The GRBRA is also committed to providing regular and timely communications regarding the progress of the Project to the targeted communities and other stakeholders. The GBRA's Brownfield Plan Project Report is always available on the [GRBRA website](#). This report shows the data related to projects seeking tax increment financing through the GRBRA. The GRBRA maintains an EPA Assessment Grant database and provides this information at bi-monthly public meetings. The GRBRA maintains a public [mapping application](#) that provides spatial data as well as project information for each project funded with EPA grant dollars, including final ESA reports. Due to the large percentage of Hispanics in the community, the City already offers a Spanish version of its website. In addition, the City will utilize its monthly time slot on the local Spanish Radio Station (LaMejorGR.com) to assist with outreach to the Hispanic community. The City will utilize its Facebook page and Twitter account for the grant notification, allowing the community to interact with the City in real time during the project. The City will include instructions on how to reach these internet forums in the press release.

The primary community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public and community organizations, and comments on the draft will be solicited. The document will be posted on the City and GRBRA's websites, and hard copies will be made available at City Hall and the district library to ensure access for those without appropriate information technology availability, knowledge, or experience. Public comments on the Project and allocation of grant funds will be accepted verbally, in writing, electronically on Facebook and Twitter, and publicly discussed during a GRBRA meeting.

The GRBRA will also seek public input when sites are selected for assessment. Meetings regarding sites eligible for assessment activities will be held before Phase II activities are initiated to familiarize stakeholders with the rationale for selection of the site(s) and outline what to expect during and after the assessment process. Where appropriate, a translator will be employed to assist the City's Hispanic community in understanding and participating in the public participation process.

Upon completion of an assessment, local stakeholders, including neighborhood associations and community partners, will be notified about the results of the assessment activities and the health and environmental impacts of findings will be explained. At the close of the Project, the GRBRA will hold a final public meeting to notify the community of the successes and challenges faced during the Project. By utilizing print, internet, radio, television, and the GRBRA's monthly public meetings, and by providing communications in both Spanish and English, the GRBRA believes it will be able to communicate effectively with the target communities.

4. Site Eligibility and Property Ownership Eligibility: The Grand Rapids Brownfield Redevelopment Authority is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria are not applicable.

ATTACHMENT 2

Applicant Eligibility (Resolution)

*63334 Com. Worst, supported by Com. Schmidt, moved adoption of the following resolution under the Consent Agenda.

WHEREAS, the Brownfield Redevelopment Act, Act 381 of the Public Acts of Michigan of 1996 ("Act 381"), authorizes the City Commission after conducting a public hearing duly noticed as required by Act 381 to establish a Brownfield Redevelopment Authority ("Authority") and to designate the boundaries of a Brownfield Redevelopment Zone ("Zone"), and

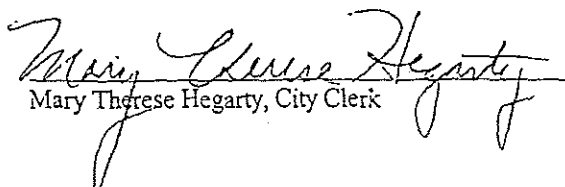
WHEREAS, the City Commission has held a duly noticed public hearing on April 29, 1997, as required by Act 381 regarding the establishment of an Authority and creation of a Zone at which time all persons required by Act 381 were given an opportunity to be heard.

RESOLVED:

1. That an Authority to be known as the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") is hereby established pursuant to Act 381 to promote the revitalization of environmentally distressed areas of the City.
2. That the boundaries of the Zone that shall be under the jurisdiction of the Authority shall be the jurisdictional limits of the City and the Zone shall include all property within such limits.
3. That the Authority shall be a public body corporate possessing all of the powers necessary to carry out its purpose as provided in this resolution and Act 381.
4. That the Authority shall be under the supervision and control of a seven-person board (the "Board") appointed by the Mayor and approved by the City Commission. Members of the Board shall serve three-year staggered terms as provided in Act 381 and shall take an oath of office prior to assuming their duties. The Board shall elect one of their members as chairperson and another as vice chairperson.
5. That the Board adopt bylaws governing its affairs, subject to prior approval of the City Commission, and shall have such power, authority, duties and obligations as provided in this resolution and Act 381.
6. That the Board may, with the prior approval of the City Commission, appoint a director who shall not be a member of the Board. If appointed, said director shall furnish a bond in the amount of \$5,000 payable to the Authority for its use and benefit which bond shall be filed with the City Clerk.
7. That upon adoption, a certified copy of this resolution shall be promptly filed by the City Clerk with the Michigan Secretary of State.
8. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of such conflict.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held May 6, 1997.


Mary Therese Hegarty, City Clerk

ATTACHMENT 3

Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

December 3, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids
Economic Development Office
300 Monroe Avenue NW
Grand Rapids, Michigan 49503

Dear Ms. Wood:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States
Environmental Protection Agency Brownfield Grant Proposals for 2016

Thank you for your notice and request for a letter of acknowledgment for the city of Grand Rapids Brownfield Redevelopment Authority's (GRBRA) proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD) encourages and supports locally-based assessment, cleanup, and redevelopment efforts. Our review of your anticipated projects meets the EPA's requirements under the proposal guidelines.

The GRBRA is applying for a \$200,000 hazardous substances assessment and \$100,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites in the city. The GRBRA is also applying for a \$1 million revolving loan fund grant to support cleanup efforts at eligible sites. The RRD recognizes the achievements that the GRBRA has had implementing previous grants and believes it will continue this success with new funding. The GRBRA is considered eligible for this grant as an economic development agent of a unit of local government.

Should the EPA award this brownfield grant to the GRBRA, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the city. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer, DEQ

ATTACHMENT 4

Leveraged Funding/Resources Documentation

EXECUTIVE
OFFICE



CITY OF GRAND RAPIDS

December 11, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Mr. Didier,

The City of Grand Rapids is pleased to commit to supporting the Brownfield Redevelopment Authority's (BRA) U.S. EPA Environmental Site Assessment grant application through in-kind contribution of staff time and resources.

It is my understanding that a \$300,000 award could support the assessment of properties that could result in up to four brownfield redevelopment projects. While we are aware that not all properties that are assessed will result in immediate redevelopment, the BRA will strive to assess priority brownfield sites that have high potential for redevelopment. We will utilize resources to assist with the planning, permitting, and approval of these projects. These resources will include, but may not be limited to, time commitments from the Planning, Engineering, and Environmental Services departments as well as the Development Center. In general, projects supported by the BRA require significant review in the planning, permitting and inspection process. At a minimum, the City's contribution will entail 200 hours of staff time at an average rate of \$60 per hour to support these projects through the permitting and approval stages.

In addition, the City has other economic development tools at its disposal, including tax exemptions for industrial and high technology companies and tax increment financing to support brownfield redevelopment projects. Should a project that the BRA supports with a U.S. EPA Environmental Site Assessment sub-grant provide high-quality employment for our residents and increase the City's tax base, we are prepared to offer these other incentives, which, after City Commission approval, can reduce real and personal property taxes or reimburse developers' costs for eligible brownfield activities.

Please feel free to contact me should you have any questions regarding these commitments.

Sincerely,


Eric R. DeLong
Deputy City Manager



9th Floor – City Hall
300 Monroe Ave NW
Grand Rapids, MI 49503
616-456-3431

December 11, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Mr. Didier,

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) submits this letter to evidence and guarantee its financial commitment to utilize its available funding to supplement EPA Assessment grant funds.

Section 8 of Michigan's Brownfield Redevelopment Financing Act, Public Act 381 of 1996 (the "Act"), allows a Michigan Brownfield Redevelopment Authority to establish a local site remediation revolving fund for the purpose of funding eligible activities as defined in the Act, including environmental response activities. Tax increment revenues generated by completed GRBRA projects may be deposited in this fund after a developer has been fully reimbursed for its eligible activity expenses. The GRBRA local site remediation revolving fund currently holds \$300,000. As the Executive Director of the GRBRA, I am committing \$100,000 of these funds to support the assessment of brownfield properties as investment leveraged by a U.S. EPA Assessment grant.

In addition, we anticipate that a U.S. EPA Assessment grant could support up to four brownfield projects. The GRBRA will provide support to these projects through the brownfield planning and approval processes. On average, the GRBRA expends \$6,500 per project on this process. Therefore, I am also committing up to \$26,000 of GRBRA operating funds to support the U.S. EPA Assessment project.

Please feel free to contact me should you have any questions regarding this total commitment of **\$126,000**.

Sincerely,

A handwritten signature in blue ink, reading "Kara L. Wood", is positioned above the typed name.

Kara. L. Wood
Executive Director
City of Grand Rapids
Brownfield Redevelopment Authority



DOWNTOWN
GRAND RAPIDS INC.

December 15, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Subject: DDA Support for U.S. EPA Environmental Site Assessment Grant

Mr. Didier,

The City of Grand Rapids Downtown Development Authority (DDA) is glad to support the Brownfield Redevelopment Authority's (BRA) U.S. EPA Environmental Site Assessment grant for the redevelopment of sites within the GR Forward Plan.

The DDA is aware that 201-301 Market Avenue SW and 511-623 Monroe Avenue NW are both identified within the application for assessment. These sites have also been identified as opportunity sites in the GR Forward Plan. The DDA sees 201-301 Market as an example of how City services and industrial uses can be converted to higher and better uses that create a new city destination and accommodate new development. Similarly, the a under-utilized surface parking lots at 511-623 Monroe provide opportunities for development and open space programming. Both of these projects will contribute to the success of the Federal Urban Waters Partnership pilot project of restoring the section of the Grand River that flows through Downtown Grand Rapids.

The DDA has prioritized these two key sites along the Grand River for redevelopment because they will provide social, economic and environmental benefits to downtown Grand Rapids, the City, and most importantly, to the residents of Grand Rapids. The GR Forward Plan sets a goal of pursuing full site control and developing a design within one year at 511-623 Monroe. We are excited that the Michigan Natural Resources Trust Fund has recently recommended a \$7.6 million grant to support acquisition of these properties. The plans for 201-301 Market are longer term, with redevelopment anticipated within the next 5-10 years. However, planning is already well underway for the redevelopment of this property (i.e. plans for relocating public facilities and requesting proposals for development) and therefore, information regarding the environmental condition of the property is necessary in the very near future.

29 PEARL STREET NW SUITE 1
GRAND RAPIDS MI 49503
616 719 4610

WWW.DOWNTOWNGR.ORG



DOWNTOWN
GRAND RAPIDS INC.

These sites will both require assessment based on their past uses. The DDA is committed to ensuring that the projects on both sites will balance new open space and access to the Grand River with increased commercial and residential density. Financial support is anticipated for projects meeting these goals. The level of support will be determined as the DDA is presented with details of future projects.

If you have any questions or concerns, please contact me at 719-4610.

Sincerely,

Kristopher Larson, AICP
President and CEO
Downtown Grand Rapids Inc.

29 PEARL STREET NW SUITE 1
GRAND RAPIDS MI 49503
616 719 4610

WWW.DOWNTOWNGR.ORG

ATTACHMENT 5

Letters of Support from Community Organizations

December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Rapid
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The Rapid is pleased to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assess and promote redevelopment of priority brownfield sites within the City of Grand Rapids.

As you know, The Rapid has been working closely with local jurisdictions on strategies to address mobility improvements, economic development, traffic congestion, and environmental concerns. The Rapid's role in the implementation of the grant will be to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in achieving its community goal of providing the City's residents with an efficient, safe, and dependable transportation system surrounded by vibrant, walkable neighborhoods. The Rapid collaborated with the GRBRA on the design and implementation of its Bus Rapid Transit (BRT) route on Division Avenue, which became operational in 2014, due in part to State and Federal Departments of Transportation support of \$40 million. The Rapid is now working on implementation of the second BRT route which will overlap the GRBRA's target areas for the proposed grant project.

Bus Rapid Transit is a proven driver of economic development, especially in the areas immediately surrounding the stations. The overlapping of our target areas makes The Rapid a natural partner for the GRBRA. We will continue to provide input and feedback to the GRBRA regarding acquisition and redevelopment of target priority brownfield properties in and around the proposed BRT route, and we will specifically collaborate with the GRBRA in planning for the redevelopment of the areas in close proximity to the BRT stations.

The Rapid strongly supports the GRBRA in its effort to assess difficult properties and plan for their redevelopment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Varga", is written over a light blue circular stamp.

Peter Varga
Chief Executive Officer



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Right Place, Inc.
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

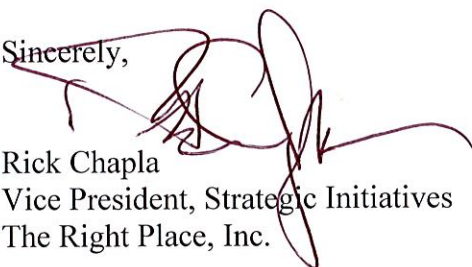
The Right Place, Inc. is pleased to be a community partner with the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant which if approved, will identify and advance the redevelopment of priority brownfield sites within the City of Grand Rapids.

The Right Place, Inc. is a regional economic development organization and is often the first point of contact for businesses seeking to invest in the community. Thus, we will assist the GRBRA by marketing its brownfields redevelopment program, and the availability of EPA Assessment Grant funds to potential developers and businesses seeking to invest in the City of Grand Rapids.

Additionally, The Right Place, Inc. regularly attends conferences hosted by regional and national economic development organizations such as the Michigan Economic Developers Association (MEDA), the Urban Land Institute (ULI), and the International Council of Shopping Centers (ICSC). At these conferences we will promote the brownfields redevelopment program in connection with development opportunities. The Right Place can also assist prospective developers to identify the local labor force or to develop the job training programs required for the success of their project.

The Right Place fully supports the efforts of the Brownfield Redevelopment Authority and we look forward to continuing with efforts to revitalize the City of Grand Rapids priority brownfields. I urge approval of this application and if you have any questions regarding our support or efforts in the City of Grand Rapids, do not hesitate to contact me.

Sincerely,



Rick Chapla
Vice President, Strategic Initiatives
The Right Place, Inc.



December 11, 2015

Diamante Partner:



Oro Partners:



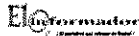
OGE Energy



SpartanNash

SPECTRUM HEALTH

Media Partners:



Sport Latino

**1167 Madison Ave. SE
Suite 102 Mail Box#8
Grand Rapids, MI 49507**

Office:

616-452-3960

Fax:

616-452-4090

Email:

info@hccwm.org

Web:

www.hccwm.org

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from West Michigan Hispanic Chamber of Commerce U.S. Environmental Protection Agency Brownfield Assessment Grant Application City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:


The West Michigan Hispanic Chamber of Commerce endorses the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assist with the identification and redevelopment of priority brownfield sites within the City of Grand Rapids.

The Hispanic Chamber is a regional organization committed to supporting the economic advancement of the Hispanic owned businesses and assisting in the professional growth of Hispanic business leaders in West Michigan. As such, we are often the first point of contact for Hispanic businesspeople, as well as business owners and professionals from all ethnic backgrounds who share a mutual desire to grow the business community and enhance the quality of life in West Michigan.

We will assist the GRBRA by marketing its Brownfield redevelopment program, including the EPA Assessment Grant funds, to potential developers and businesses seeking to invest in the City of Grand Rapids. Specifically, the Hispanic Chamber facilitates a business learning program, known as MedioDía, and we will utilize this monthly program to inform potential property purchasers of the availability of the GRBRA's program. The Southtown area contains of a number of the high Hispanic-populated communities that we serve. So, we are pleased to partner with the GRBRA's knowing that their focus in this area will help spur development and investment among our clientele.

The Hispanic Chamber fully supports the Brownfield Redevelopment Authority and looks forward to assisting with revitalizing the City of Grand Rapids' priority Brownfield, a key step in overcoming the current economic hardships faced by this community.

Sincerely,


Jorge Gonzalez
Executive Director

THE WEST MICHIGAN HISPANIC CHAMBER OF COMMERCE IS DEDICATED TO WORKING WITH ALL MEMBERS OF THE COMMUNITY TO INCREASE THE ECONOMIC ADVANCEMENT OF HISPANIC OWNED BUSINESSES AND TO ASSIST THE PROFESSIONAL GROWTH OF HISPANIC BUSINESS LEADERS IN WEST MICHIGAN



1007 Lake Drive
Grand Rapids, MI 49506
616-451-3051
www.wmeac.org
fb.com/wmeac

December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from the West Michigan Environmental Action Council
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The West Michigan Environmental Action Council (WMEAC) is pleased to offer its support to the Grand Rapids Brownfield Redevelopment Authority (GRBRA) for the purpose of assisting with the implementation of a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. WMEAC works to protect and enhance West Michigan's natural and human environments by translating the concerns of people into positive action. WMEAC has been delivering environmental education and advocacy to the West Michigan community for nearly forty years.

WMEAC's role in the implementation of the grant will be to evaluate potential impacts to sensitive ecosystems and water bodies in the region resulting from brownfields redevelopments in the City of Grand Rapids. WMEAC has partnered with the City in developing a comprehensive stormwater management plan and the Grand Rapids Climate Resiliency Report. The results and recommendations of these reports will be incorporated into brownfield redevelopment projects. WMEAC will provide consultation on best practices to minimize environmental impacts (e.g., stormwater runoff, sensitive habitats, etc.) during environmental investigation and subsequent construction activities on a site. Suggestions for sustainable redevelopment practices will also be integrated into brownfield projects.

WMEAC fully supports the GRBRA and looks forward to assisting with revitalizing brownfields for the benefit of the community.

Sincerely,

A handwritten signature in black ink that reads "Rachel Hood". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Rachel Hood
Executive Director





December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Grand Rapids Whitewater
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Grand Rapids Whitewater is pleased to offer its support to the Grand Rapids Brownfield Redevelopment Authority (GRBRA) for the purpose of assisting with the implementation of a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Grand Rapids Whitewater was born out of the Green Grand Rapids planning process which was completed in 2011 as an amendment to the City of Grand Rapids' 2002 Master Plan. Our dream is to restore the Grand River by returning the historic rapids which we believe will create connectivity and provide sustainable social, economic, and environmental benefits. This project has received an **Urban Waters Federal Partnership designation from the EPA** and has been a focal point of the most recent proposed amendment to the City of Grand Rapids' 2002 Master Plan: GR Forward Plan. A major obstacle to achieving this project are the blighted sights along the river.

Grand Rapids Whitewater is in the fundraising stages of our project and have plans to begin implementation in 2017. We will partner with the GRBRA by assisting with community outreach and planning for brownfield redevelopment projects that contribute to the activation of the Grand River by increasing public access and providing additional retail and residential opportunities along the river. Having the GRBRA's brownfields program available to help with the assessment of these site, will get us one step closer to achieving our shared goals for the community.

Grand Rapids Whitewater looks forward to assisting the GRBRA with the revitalization of brownfield sites along the Grand River and wholly supports the GRBRA's application for the U.S. EPA Assessment Grant.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Muller".

Chris Muller
Co-Founder

502 2nd Street, Suite 300 • Grand Rapids, MI 49504
616-881-2888 • www.grandrapidswhitewater.org



Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

8 December 2015

RE: Community Support from Neighborhood Ventures
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Neighborhood Ventures (NV) is pleased to participate as a community partner with the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assist with the identification and characterization of priority brownfield sites within the City of Grand Rapids, and specifically those located within the City's twenty unique neighborhood business districts.

NV works with neighborhood business districts within the City of Grand Rapids to help them become self-sustaining and vibrant. As you are well aware from the economic gardening work for which the City has contracted NV; our agency strives to enhance and revitalize neighborhood business districts by providing technical assistance and access to practical economic development tools. The GRBRA's brownfields redevelopment program is just that, a practical economic development tool, and as such, we will continue to promote this program to our clients through Neighborhood Business Association and Corridor Improvement Authority meetings, and through our retention visits to local businesses and developers.

Neighborhood Ventures believes that the GRBRA's brownfields redevelopment program is vital to overcoming the obstacle blighted sights pose to creating a thriving neighborhood business district. Therefore, we are happy to provide our continued support for the GRBRA's U.S. EPA Brownfield Assessment program.

Sincerely,

Mark C. Lewis
President and CEO



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Downtown Grand Rapids Inc.
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Downtown Grand Rapids Inc. (DGRI) is pleased to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assess and promote redevelopment of priority brownfield sites within the City of Grand Rapids' downtown and along the river corridor.

As you know, DGRI has been hard at work leading the GR Forward initiative to define a 10-year community plan and investment strategy for growing Downtown and transforming the Grand River into a distinct economic, ecological and social asset, a project that has been recognized as a pilot project in the Federal Urban Waters Partnership. This involves a partnership with the City of Grand Rapids, Grand Rapids Public Schools, and Grand Rapids Whitewater to conduct an inclusive public engagement and planning process. As part of our goal to restore the Grand River and create a connected and equitable river corridor, we've proposed a number of pilot projects to spur redevelopment along the river.

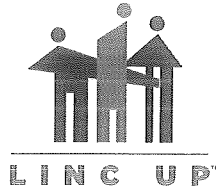
It is our understanding that a number of these projects will be considered for participation in the City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) Brownfields program. The participation of the GRBRA in these projects is vital to their success. And as these projects are a top priority to us, we have already begun the process of securing the remaining funds necessary to make these projects become a reality, including substantial commitments of our own funds. We have seen the positive impact of the GRBRA's Brownfields program at a number of sites in the downtown area in recently years and hope to see this impact continue up and down the river corridor for many years to come.

Therefore, Downtown Grand Rapids Inc. strongly supports the GRBRA in its effort to assess difficult properties and plan for their redevelopment, and will partner with the GRBRA in making these projects feasible.

Sincerely,



Kristopher Larson
President & CEO



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from LINC Community Revitalization
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

LINC Community Revitalization (LINC) is happy to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assist with the identification and characterization of priority brownfield sites within the City of Grand Rapids.

LINC is a community development corporation that uses a holistic approach to neighborhood revitalization. Having done both rehabilitation and new development projects, we realize the hazards of contaminated properties and the disproportionate effect they can have on disadvantaged communities. Our economic development efforts have traditionally targeted Southtown, a part of Grand Rapids that has felt a greater impact during economic lows and has yet to fully realize the rewards of the economic turnaround. We understand that a number of sites within Southtown have been identified for potential assessment. We believe that the site assessments and remediation in this area will have greater impact on creating a more equitable community than they would have in an area where economic development is already flourishing.

LINC welcomes the participation of the GRBRA in Southtown and looks forward to providing the resources the GRBRA offers to the community we serve. In fact, LINC has taken benefited from the GRBRA's existing Environmental Site Assessment grant which has helped us in preparation for an affordable housing project located within Southtown. The program allows us to move forward with predevelopment with the limited resources available to non-profit organizations such as LINC.

LINC believes that the GRBRA's brownfields redevelopment program is vital to overcoming the obstacle blighted sights pose to creating thriving neighborhoods and a just city. Therefore, we are supportive of the GRBRA's U.S. EPA Brownfield Assessment program and their grant application.

Sincerely,



Jeremy DeRoo
Co-Executive Director



SEEDS
of PROMISE[™]

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

December 11, 2015

RE: Community Support from Seeds of Promise
U.S. Environmental Protection Agency Brownfields Assessment Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Seeds of Promise is writing to offer our support for the application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant that is being submitted by the Grand Rapids Brownfield Redevelopment Authority (GRBRA) to assist with the identification and characterization of priority brownfield sites within the City of Grand Rapids.

Seeds of Promise works to empower urban residents to direct their own strategies to create a self-sustaining, self-transforming neighborhood. Our target area is within Southtown and we have been actively engaged with the City of Grand Rapids in planning for the collaborative Southtown Corridor Improvement District. It has come to our attention, that Southtown is also an area of focus for the GRBRA's Brownfields program. We are willing to aid the GRBRA in engagement and collaboration with community stakeholders. It is central to our mission to listen to community voices and help meet the needs and wants expressed by the neighborhood and we are glad the GRBRA is willing to partner with us in making resources for sustainable development available to our community, and to inform and empower community members in the redevelopment of their neighborhoods.

Seeds of Promise considers the GRBRA's brownfields redevelopment program to be a unique resource for assessing the hazards of contaminated properties and preparing them for redevelopment and we readily support the GRBRA's U.S. EPA Brownfield Assessment program.

Sincerely,

Ronald Jimmerson
Executive Director



1260 Kalamazoo Avenue SE, Grand Rapids, MI 49507 • Phone 616-248-2848

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Sherman Street CRC
River City Scholars
Charter Academy
Timebanks USA

December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Oakdale Neighbors
U.S. Environmental Protection Agency Brownfields Assessment Grant
Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Oakdale Neighbors is writing this letter in support of the Grand Rapids Brownfield Redevelopment Authority's (GRBRA) application for U.S. Environmental Protection Agency (EPA) funding for a Brownfields Assessment Grant.

After nearly 20 years of community organizing in the Oakdale neighborhood of Grand Rapids, Oakdale Neighbors realizes the need to help the community understand the risks associated with contaminated properties. For this reason, we believe that we are well-situated to assist with the GRBRA's program.

Our existing means of communication can be utilized to provide information to businesses and residents in order to solicit feedback on proposed projects in the Oakdale neighborhood. We can assist with the gathering public input on potential redevelopment sites and provide input for brownfield redevelopment planning. Oakdale Neighbors is also pleased to provide opportunities for the GRBRA to present information and obtain feedback at our neighborhood meetings when applicable projects are proposed.

Oakdale Neighbors feel strongly that the GRBRA's application for U.S. EPA funding to assess properties that may be contaminated by hazardous or petroleum substances is in the best interest of our community, and we look forward to partnering with the GRBRA in your projects. Please feel free to contact me if you have any questions regarding our support.

Sincerely,

Tom Bulten
Executive Director

Discovering, Developing, and Connecting Skills and Resources
for a Neighborhood of Vitality and Grace



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

November 21, 2011

SENT BY EMAIL TO: lbartley@grcity.us

Mr. Landon Bartley
City of Grand Rapids
1120 Monroe Avenue NW
Suite 300
Grand Rapids, MI 49503-1038

SUBJECT: Notification of Selection for the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program

Dear Mr. Bartley:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted, in response to the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program competition (FR-5500-N-33), has been selected for a grant award! The amount you are eligible to receive is \$459,224.72.

Enclosed with this letter you will find the following:

1. Conditional Award Agreement
2. Letter from your Grant Officer, with a list of items that will need to be provided to negotiate and finalize the terms of your Final Award Agreement;
3. HUD's Line of Credit Control System (LOCCS) payment system forms;
4. Instructions to use HUD's Line of Credit Control System; and
5. Direct Deposit Form (SF-1199a).

Please be advised that selection is conditional upon successful negotiation of the proposed activities and budget outlined in the application. No costs can be incurred until all negotiations are completed.

After the grant agreement is in place, please contact your Government Technical Representative (GTR), Stephen A. Cerny, to discuss the post-award requirements. You may reach Stephen at stephen.a.cerny@hud.gov or 202-402-5097.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

A handwritten signature in cursive script, reading "Shelley R. Poticha".

Shelley R. Poticha
Director

cc: Stephen Cerny, GTR
Suzanne Schulz

Enclosed: Conditional Award Agreement
Letter from your Grant Officer
Line of Credit Control System forms
Direct Deposit Form (SF-1199a)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Grand Rapids Brownfield Redevelopment Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004689

* c. Organizational DUNS:

0785111370000

d. Address:

* Street1:

300 Monroe Ave NW

Street2:

* City:

Grand Rapids

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49503-2206

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

Design and Development Service

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

* Last Name:

Klooster

Suffix:

Title:

Economic Development Coordinator

Organizational Affiliation:

City of Grand Rapids

* Telephone Number:

616-456-3462

Fax Number:

616-456-4568

* Email:

jklooster@grcity.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Component Unit of LGU

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Grand Rapids Brownfield Redevelopment Authority Brownfields Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	<input type="text" value="Ms."/>	* First Name:	<input type="text" value="Kara"/>
Middle Name:	<input type="text" value="L"/>		
* Last Name:	<input type="text" value="Wood"/>		
Suffix:	<input type="text"/>		

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: